

IN RE: PETITION FOR SPECIAL HEARING  
W/S Leslie Avenue, 87' S of the c/l  
Edro Avenue  
(214 Leslie Avenue)  
14<sup>th</sup> Election District  
6<sup>th</sup> Councilmanic District

Grace Holmes  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-527-SPH  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Grace Holmes, through her attorney, John B. Gontrum, Esquire. The Petitioner seeks approval of the subject property as a residential dwelling to be occupied by the owner of same and four roomers, pursuant to Section 408 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief requested are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in this case were Grace Holmes, property owner, and her attorney, John B. Gontrum, Esquire. Also appearing in support of the request were Lorraine Gordon and Evelyn Smith, nearby residents of the area. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is a rectangularly shaped parcel, comprised of two lots, known as Lots 439 and 440, of the original platted subdivision known as Linhigh. As shown on the site plan, the property consists of approximately .166 acres in area, zoned D.R.5.5, and is improved with a residential dwelling and a freestanding garage. The site plan also shows a floor plan of the subject dwelling. The basement contains an area for storage, a laundry and furnace room, and a room that is occupied by one of Ms. Holmes'

ORDER RECEIVED FOR FILING

Date

By

roomers. The first floor contains a kitchen, dining room, living room, a bathroom and two separate bedrooms. The second floor contains three separate tenant rooms, and a bathroom.


Testimony and evidence offered revealed that Ms. Holmes has owned the house since 1968. Since that time, she has regularly leased four of the rooms to individuals. The rooms are leased on a month-to-month basis, and are generally short term in duration. However, there have been several roomers who have occupied the premises for periods in excess of one year. No meals are provided.

Section 408.B of the B.C.Z.R. regulates boarding or rooming houses in the D.R. zones. That Section provides that boarding or rooming houses are permitted only in single family dwellings and that the property owner shall be required to keep and preserve accurate occupancy records. Section 408.B also sets out other conditions which the applicant/property owner must meet in order to be in compliance with the zoning regulations. In this regard, Ms. Holmes produced a tenant book which detailed the occupancy of the property by roomers for many years. The Petitioner also submitted a copy of the lease agreement she requires all tenants/roomers to sign which indicates that the rooms are rented in accordance with Section 408.B of the B.C.Z.R.

Based upon the uncontradicted testimony and evidence presented, I am persuaded that Ms. Holmes has indeed been leasing rooms on the property in accordance with the provisions of Section 408 of the B.C.Z.R. Moreover, it is clear that there is no detrimental impact caused by the use of the subject property on the surrounding locale. In this regard, it is to be noted that this case was originally instituted as a result of a complaint filed by a nearby neighbor against the property owner. Concerns were voiced over parking problems generated by the use; however, counsel for the Petitioner indicated that off-street parking is provided by way of a driveway on the site. Moreover, the complaint was subsequently withdrawn, by letter dated July 7, 1999 to the Code Enforcement Division of the Department of Permits and Development Management (DPDM). Thus, it appears that the relief requested can be granted that the use proposed will not adversely affect the surrounding locale.

ORDER RECEIVED FOR FILING  
Date 9/13/99  
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13<sup>th</sup> day of September, 1999 that the Petition for Special Hearing to approve the subject property as a residential dwelling to be occupied by the owner of same and four roomers, pursuant to Section 408 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- shall be rescinded.
-   
LAWRENCE E. SCHMIDT

LES:bjs

9/13/99



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

September 13, 1999

John B. Gontrum, Esquire  
Romadka, Gontrum & McLaughlin  
814 Eastern Boulevard  
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING  
W/S Leslie Avenue, 87' S of the c/l Edro Avenue  
(214 Leslie Avenue)  
14th Election District - 6th Councilmanic District  
Grace Holmes - Petitioner  
Case No. 99-527-SPH

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Ms. Grace Holmes  
214 Leslie Avenue, Baltimore, Md. 21236-4217

Mr. Jeff Breighner  
4301 Edro Avenue, Baltimore, Md. 21236

Code Enforcement Division, DPDM; People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 214 LESLIE AVENUE  
which is presently zoned D.R. S.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

*with owner and FOUR ~~bedrooms~~ in a D.R. S.5 ZONE. A residential dwelling roomers*

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

## Legal Owner(s):

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

JOHN B. GONTRUM

Name - Type or Print

Signature

ROMADKA, GONTRUM & MCLAUGHLIN

Company

814 EASTERN BLVD (410) 686-8274

Address

BALTIMORE, MARYLAND 21221

Telephone No.

State

Zip Code

GRACE HOLMES

Name - Type or Print

*GRACE Holmes*

Signature

Name - Type or Print

Signature

214 LESLIE AVENUE (410) 668-0072

Address

BALTIMORE, MARYLAND 21236-4217

Telephone No.

City

State

Zip Code

## Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs

UNAVAILABLE FOR HEARING Aug 1 thru 8 and 8/25

Reviewed By *[Signature]*

Date 6-29-99

JUN 25 1999

ORDER RECEIVED FOR FILING

Date 9/15/98

By *[Signature]*

# J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE  
P.O. BOX 26  
BALDWIN, MD 21013  
(410) 817-4600  
FAX (410) 817-4602

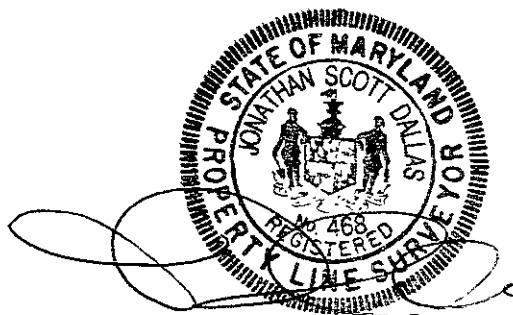
## **ZONING DESCRIPTION OF #214 LESLIE AVENUE**

**BEGINNING** at a point on the west side of Leslie Avenue, 40 feet wide, at the distance of 87 feet, more or less, south of the centerline of Edro Avenue, 50 feet wide, thence (1) southerly with said west side of Leslie Avenue 50 feet thence leaving said Leslie Avenue and running (2) westerly 145 feet thence (3) northerly 50 feet thence (4) easterly 145 feet to the place of beginning.

**CONTAINING** 7250 square feet or 0.166 acres of land, more or less.

**BEING** Lots Number 439 and 440 in the subdivision of **Linhigh** as recorded in Baltimore County Plat Book W.P.C. No. 7 Folio 81.

**ALSO** known as # 214 Leslie Avenue and located in the 14<sup>th</sup> Election District, 6th Councilmanic District.



527

**99-527-SPH**

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

527  
Item No. 070412

DATE 6-29-99 ACCOUNT R-001-6150  
AMOUNT \$ 50.00

RECEIVED FROM: Romadker & Contrum  
FOR: SPH (residential) filing fee  
214 Leslie Ave.

DISTRIBUTION  
WHITE: CASHIER  
PINK: AGENCY  
YELLOW: CUSTOMER

PAID RECEIPT  
PROCESS ACTUAL TIME  
6/29/1999 6/29/1999 09:24:26  
REG MS05 LASHLEY MERE MRS JENNIFER S  
Doc# 5 528 ZIPPING CERTIFICATION  
Receipt # 108965  
CR NO. 070412  
Receipt Tot 50.00  
50.00 CK  
BALTIMORE COUNTY, Maryland

99-527-SPH

CASHIER'S VALIDATION

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/5/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/5/, 1999.

THE JEFFERSONIAN,

*S. Wilkinson*

LEGAL ADVERTISING

NOTICE TO SUBSCRIBERS  
a NOTICE TO SUBSCRIBERS  
PUBLISHED BY THE JEFFERSONIAN

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-827-SPH  
214 Leslie Avenue  
W/S Leslie Avenue, 87' S of  
centerline Edro Avenue  
14th Election District  
8th Councilmanic District  
Legal Owner(s): Grace Holmes  
Special Hearing to approve a residential dwelling with owner and 4 roomers, not to be considered a rooming or boarding house.  
Hearing: Friday, August 20, 1999 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County  
NOTES: (1) Hearings are Handicapped Accessible; for Special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning this file and/or hearing, contact the Zoning Review Office at (410) 887-3391.  
8/04/2 August 6 C329805



CERTIFICATE OF POSTING

RE: CASE # 99-527-SPH  
PETITIONER/DEVELOPER:  
(Grace Holmes)  
DATE OF Hearing  
(Aug. 20, 1999)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

*This letter is to certify under the penalties of perjury that the necessary*  
sign(s) required by law were posted conspicuously on the property located at  
214 Leslie Ave. Baltimore, Maryland 21236\_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ 7-30-99 \_\_\_\_\_  
[Month, Day, Year]

Sincerely,

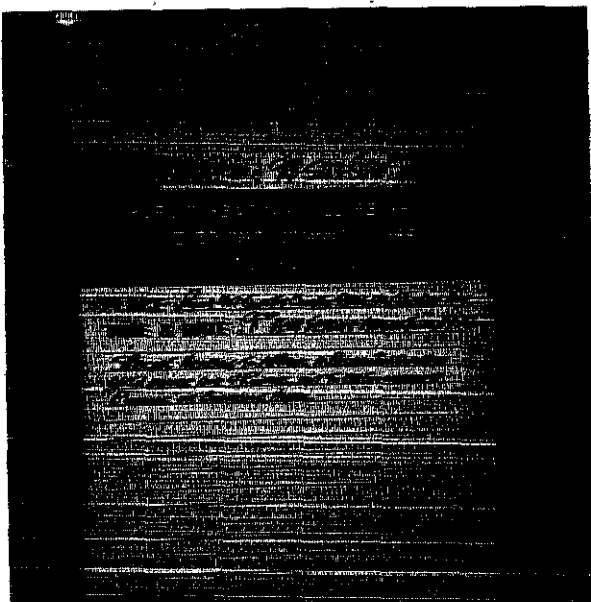
  
(Signature of Sign Poster & Date)

\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 99-527-SPH  
Petitioner: Grace Holmes  
Address or Location: 214 Leslie Ave., Balto, Md, 21236

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: John B. Gentrup, Esq.  
Address: 814 Eastern Ave.  
Balto, Md, 21221  
Telephone Number: (410) 686-8274



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

July 23, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-527-SPH  
214 Leslie Avenue  
W/S Leslie Avenue, 87' S of centerline Edro Avenue  
14<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District  
Legal Owner: Grace Holmes

Special Hearing to approve a residential dwelling with owner and 4 roomers, not to be considered a rooming or boarding house.

HEARING: Friday, August 20, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

c: John B. McGontrum, Esquire, Romadka, Gontrum & McLaughlin, 814 Eastern Boulevard, Baltimore 21221  
Grace Holmes, 214 Leslie Avenue, Baltimore 21236-4217  
Jeff Breighner, 4301 Edro Avenue, Baltimore 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 5, 1999.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY  
Thursday, August 5, 1999 Issue- Jeffersonian

Please forward billing to:

John B. Gontrum, Esquire  
814 Eastern Avenue  
Baltimore, MD 21221

410-686-8274

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-527-SPH

214 Leslie Avenue

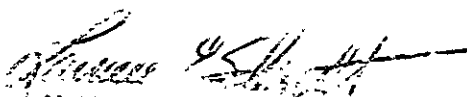
W/S Leslie Avenue, 87' S of centerline Edro Avenue

14<sup>th</sup> Election District - 6<sup>th</sup> Councilmanic District

Legal Owner: Grace Holmes

Special Hearing to approve a residential dwelling with owner and 4 roomers, not to be considered a rooming or boarding house.

HEARING: Friday, August 20, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

  
Lawrence E. Schmidt

sg  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**BALTIMORE COUNTY, MARYLAND**  
**Inter-Office Memorandum**

DATE: June 29, 1999

TO: Hearing Officer

FROM: John J. Sullivan, Jr.  
Planner II – Zoning Review, PDM

SUBJECT: Zoning Case 99-527-SPH  
214 Leslie Avenue

At today's petition filing appointment, Mr. Gontrum, the petitioner's attorney stated that he wished to file for a special hearing for his client (as opposed to a variance), as he is going to argue the case similar to non-conforming use.

When I informed Mr. Gontrum about his client's signature missing from all 3 petition forms, Mr. Gontrum stated that, at the age of 87, her printing was the best that she could do.

Per a telephone conversation today between W. Carl Richards, Jr. and John Gontrum, the wording "not to be considered a rooming or boarding house", pursuant to Sections 101 and 408.B, will be added to the advertising.

JJS:scj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: July 20, 1999

TO: Larry E. Schmidt  
Zoning Commissioner

FROM: James H. Thompson - JT  
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 527  
PETITIONER: Grace Holmes

VIOLATION CASE NO.: 99-1105

LOCATION OF VIOLATION: W/S Leslie Avenue, 87' S of centerline Edro  
Avenue (214 Leslie Avenue)

DEFENDANT(S): Grace Holmes

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

Jeff Breighner

4301 Edro Avenue  
Baltimore, MD 21236

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/jt/lmh

99-527-SPH

RE: PETITION FOR SPECIAL HEARING  
214 Leslie Avenue, W/S Leslie Ave,  
87' S of c/I Edro Ave  
14th Election District, 6th Councilmanic

Legal Owner: Grace Holmes  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 99-527-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 30<sup>th</sup> day of July, 1999 a copy of the foregoing Entry of

Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd.,  
Baltimore, MD 21221, attorney for Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN



THE LINOVER  
IMPROVEMENT ASSOCIATION, INC.

P.O. Box 16952  
Baltimore, Maryland 21206

June 30, 1999

Re: Case No. 99-1105

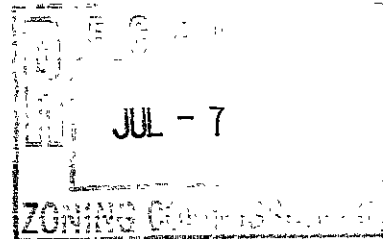
Dear Commissioner Lawrence Schmidt and Deputy Kotroco:

The Linover Community Association has been an active community association for forty-four years representing 1,200 area homes.

It is the understanding of the Board and Officers of the Linover Improvement Association that the owner, Grace Holmes, of the property at 214 Leslie Avenue is seeking "non conforming use" allowing roomers within her private residence. The Association has not received any complaint regarding roomers at 214 Leslie Avenue. It is asked that the nonconforming use be granted only for the time of Grace Holmes ownership of this property and not transfer to any other owner.

Sincerely,

Patti Champ  
Patti Champ, President





---

**Section 408B, Boarding- or Rooming Houses in D.R. Zones [Bill No. 124-1993]**

---

Notwithstanding any provision in these regulations to the contrary, boarding- or rooming houses are permitted in D.R. Zones, subject to the provisions of this section.

- A. Upon application to the Department of Permits and Development Management (PDM), the Director may issue a use permit for a boarding- or rooming house under the following procedure:
1. Upon application, the applicant shall provide the following information:
    - a. The maximum number of tenants expected to live on the property.
    - b. A site plan indicating the location and type of structure and the proximity of dwellings on adjacent lots.
    - c. The location of the required off-street parking spaces.
    - d. A floor plan indicating the number of bedrooms and bathrooms.
    - e. Such other information as the Director may require.
  2. Notice and hearing.
    - a. On the property in question, notice of the application for the use permit shall be conspicuously posted for a period of 15 days following the filing of the application.
    - b. Within the fifteen-day posting period, any interested person may file a formal request for a public hearing before the Zoning Commissioner in accordance with Section 500.7.
    - c. If a formal request for a public hearing is not filed, the Director, without a public hearing, may grant a use permit for a boarding- or rooming house in a D.R. Zone if the proposed use meets the requirements of this section and Section 502.1. The use permit may be issued with such conditions or restrictions as determined appropriate by the Director to satisfy the provisions of this section and Section 502.1 and to ensure that the boarding- or rooming house will not be detrimental to the health, safety or general welfare of the surrounding community.
    - d. If a formal request for a public hearing is filed, the Director shall schedule a date for the public hearing before the Zoning Commissioner, such hearing to be held not less than 21 days and not more than 90 days from the date of filing of the request for

public hearing.

- e. Following the public hearing, the Zoning Commissioner may either deny or grant a use permit conditioned upon:
    - (1) Findings following the public hearing.
    - (2) The character of the surrounding community and the anticipated impact of the proposed use on that community.
    - (3) The manner in which the requirements of this section and Section 502.1 and other applicable requirements are met and any additional requirements as deemed necessary by the Zoning Commissioner in order to ensure that the use will not be detrimental to the health, safety or general welfare of the surrounding community and as are deemed necessary to satisfy the objectives of this section and Section 502.1 of these regulations.
  - f. If a formal request for a public hearing is not filed and notwithstanding any provision herein to the contrary, the Director may, at his or her discretion, require a public hearing whereat the applicant shall be required to satisfy the burden of proof required for such use to be granted.
  - g. Notwithstanding the provisions of Section 1B01.1B, the Director, or the Zoning Commissioner if a hearing is requested, or the County Board of Appeals, upon appeal, may modify Section 1B01.1.B.1.b as it pertains to such use in D.R. Zones.
- B. Boarding or rooming houses are permitted only in single-family detached dwellings.
- C. The applicant shall be required to keep and preserve accurate occupancy records, including the name, social security number and dates of occupancy of each tenant and shall make such records available to the Fire Department, Police Department, Department of Permits and Development Management and other appropriate governmental agencies.
- D. Off-street parking spaces shall be located in the side or rear only, unless otherwise approved by the Zoning Commissioner, and shall be landscaped in accordance with the Class A requirements of the Landscape Manual.
- E. After the effective date of Bill No. 124-93, a new boarding- or rooming house is not permitted next to an existing boarding- or rooming house unless permitted after a public hearing pursuant to Section 408.B.
- F. Upon approval of the initial use permit, the applicant, operator, owner or lessee of the property or premises at issue shall be required to renew the use permit annually, to be dated from the month of the initial approval. Such renewal shall not be subject to Section 408B.A.2

above.

- G. The Director may suspend, revoke or refuse to renew the use permit for the following reasons:
  - 1. The applicant has made any false or misleading statement in any application or other document required to be filed under this section.
  - 2. The applicant has failed to comply with the Livability Code; the applicable zoning regulations; or the noise, litter, fire, health or sanitation ordinances of Baltimore County.
  - 3. The applicant has failed to comply with the terms and conditions of the initial approval.
- H. The applicant, as a condition precedent to the approval of the initial use permit, shall be required to permit the county to enter and inspect the premises upon twenty-four-hour notice to the applicant, operator, owner or lessee of the property or premises.
- I. Appeals from any decision or order of the Director or Zoning Commissioner may be taken to the Board of Appeals in accordance with Section 26-132 of the Baltimore County Code, 1988 Edition, as revised.

July 7, 1999

Baltimore County Dept. of Permits  
and Development Management  
Code Inspections and Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

ATTN: John Tsigounis, Inspector  
James Thompson, Supervisor

RE: Case # 99-1105, 214 Leslie Avenue

Mr. Tsigounis and Mr. Thompson:

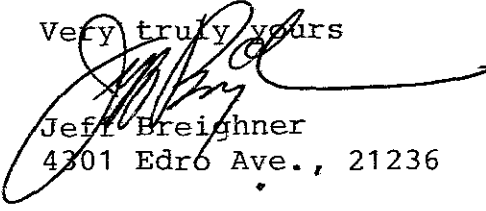
I am writing in reference to Case # 99-1105, 214 Leslie Avenue in which I have filed a complaint against the owner of the property mentioned above. My complaint was lodged against the owner of the property, Ms. Grace Holmes for operating a boarding house for four unrelated gentlemen at her residence (214 Leslie Ave). Baltimore County code states that no more than three unrelated people can live in a single family home.

On Tuesday July 6th, I had a conversation with Mr. Thompson in reference to where the case was headed and what the next step in the process was to be. Mr Thompson stated that the case was slated for a public hearing involving signs to be posted on Ms. Holmes property and my mandatory appearance at a Zoning Board hearing.

In the interest of being a considerate neighbor and not wanting to cause additional heartache by sign postings and testifying in front of the zoning board, I am writing to officially withdraw my complaint. This, by no means states that I am happy with the arrangement at 214 Leslie Avenue. I am simply not one to cause unnecessary frustration to any of my neighbors. However, I am still puzzled as to how a Baltimore County zoning regulation can be broken for such a long period of time and simply be unenforced when a complaint is lodged.

Please notify all parties that my complaint has been withdrawn including County officials, the Zoning Board, Ms. Holmes and her attorney. I ask that you notify me, in writing, that my complaint has been officially withdrawn. If there are any future concerns (i.e. parking problems, unusual behavior, etc.) your office will hear from me once again. Thank you for your cooperation.

Very truly yours

  
Jeff Breighner  
4301 Edro Ave., 21236

**JUL 9 1999**

July 7, 1999

John B. Gontrum, Esquire  
814 Eastern Boulevard  
Baltimore, MD 21221

RE: Baltimore County Zoning Case # 99-1105, 214 Leslie Ave.

Mr. Gontrum:

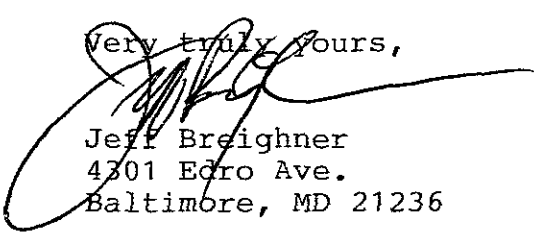
I am the neighbor that has lodged a complaint against your client, Ms. Grace Holmes, who resides at 214 Leslie Ave. The complaint stems from Ms. Holmes possibly breaking County code by housing more than three unrelated people in her residence. The complaint was originally lodged because I have had severe parking problems along with unusual behavior from her tenants in the past.

However, I am writing to inform you that I have written a letter to the Baltimore County zoning inspector, Mr. John Tsigounis, officially withdrawing my complaint. I had spoken with Mr. James Thompson, the zoning supervisor and he stated that a sign would be posted on your client's property and soon after a zoning hearing would take place for which I may have to appear. I feel that this is unnecessary stress and heartache to be put on your client as well as the rest of the neighborhood. The behavior and parking habits of her tenants has improved, which leads me to the reason for my withdraw.

There is a problem with my letter of withdraw. Mr Tsigounis has called me and stated that the case has gone too far and that the withdraw can not be processed, therefore the County will be posting a sign on your client's property and a hearing will follow shortly after. I feel that additional action by the County is unnecessary because I am trying to withdraw the complaint. I have included a copy of the withdraw letter. I would hope that a withdraw on your end by calling or writing the County may halt their action.

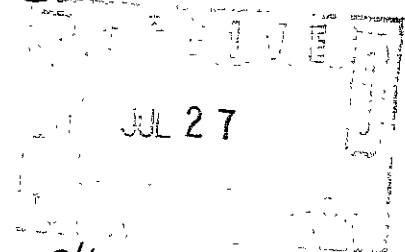
Any further action will be of the County's doing, I have elected to stay neutral and do not wish to appear at a public hearing. If you have further questions or concerns, please call me at any time.

Very truly yours,



Jeff Breighner  
4301 Edro Ave.  
Baltimore, MD 21236

THE HONORABLE LAWRENCE SCHMIDT  
ZONING COMMISSIONER  
401 BOSLEY AVENUE SUITE 405  
TOWSON, MARYLAND 21204



99-527-SPH

CASE NUMBER 99-1105

WE HAVE LIVED AT 300 LESLIE AVENUE SINCE NOVEMBER, 1970.

GRACE HOLMES LIVES 2 HOUSES FROM OURS.

WE HAVE NEVER HAD ANY COMPLAINTS ABOUT HER HAVING ROOMERS.

SHE HAS ALWAYS BEEN VERY CONSIDERATE OF HER NEIGHBORS.

WE HAVE NO OBJECTION TO HER CONTINUING.

KENT NEIBAUR AND ANNE NEIBAUR

300 LESLIE AVENUE

BALTIMORE, MARYLAND 21236

HOME PHONE 410-668-2452 FAX NUMBER AT HOME 410-882-8659

**Memo**

CASE # 99-110

99-527-SPH

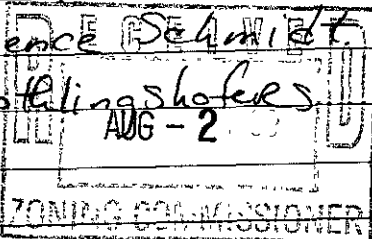
Date July 29<sup>th</sup>, 1999

To

Lawrence Schmidt

From

The Rollingshofers



Mr. Schmidt,

ZONING COMMISSIONER

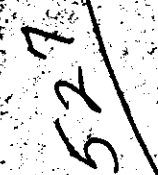
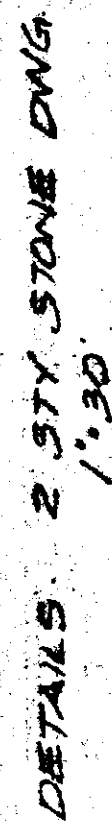
Concerning the zoning changes with this case, we feel that it is unfair to Grace Holme. For she has been renting these rooms before this new change. We have been living at 208 Leslie for 32 years and never had any problems what so ever. She is a fine neighbor and her renters are polite. Please decide this case in Grace's favor.

Thank you. The Rollingshofers





1. PRINCE GEORGE ROAD DELIVERY CASE FOR THE CHURCHMAN, AND ADDRESSING ADDRESS
2. BRUCE HOLLAND
3. 254 LEWIS AVENUE
4. BATTLEND, NO 11220-1037
5. LOTS 420 AND 440 LINDSAY (7700)
6. THE MAP IS ON 18 MARINE AVE
7. ACT, INC. 140000000
8. AREA OF SUBJECT SITE 7500 SQ. FT. - 0.174 ACRES
9. PUBLIC WATER AND SEWER
10. ALL HOUSES SHOWN HEREON FACE FRONTING STREET
11. SITE IS NOT IN C.L.C.A.
12. TOPOGRAPHY HEREON FOR BLOCK N.E. 6-E.



**J.S. DALLAS, INC.**  
Surveying & Engineering  
13525 Long Green Pike  
Bellevue, MD. 21013  
(410) 817-4600

**#214 LESLIE AVENUE**